

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: PROCLAIMER OF MINOR MODIFICATION OF THE
GOVERNMENT CENTER URBAN RENEWAL PLAN,
PROJECT NO. MASS. R-35

WHEREAS, the Urban Renewal Plan for the Government Center Urban Renewal Area, Project No. Mass. R-35, was adopted by the Boston Redevelopment Authority on April 3, 1963, and approved by the City Council on May 25, 1964; and

WHEREAS, Section 901 of Chapter IX of said Plan entitled "Modifications" provides in pertinent part that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority where the proposed modification will not substantially change the Plan; and

WHEREAS, the Boston Redevelopment Authority acting on behalf of the City of Boston has received a proposal for the redevelopment of Parcel 4 in the above-referenced Urban Renewal Area known as the Government Center Garage from Richard H. Rubin Companies, having a local address c/o Myrna Putziger, P.C., McCormack & Zimble, 225 Franklin Street, Boston, Massachusetts 02110; and

WHEREAS, the proposed redevelopment will necessitate modifications of the Government Center Urban Renewal Plan; and

WHEREAS, the Authority has determined that said modifications are minor modifications under Section 901 of the Government Center Urban Renewal Plan and the current owner of said Parcel 4 being the City of Boston acting by and through its Public Facilities Commission, has consented to such proposed modifications.

NOW THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the requirements for Parcel 4 as set forth in Paragraph B of Section 302 of Chapter III of the Government Center Urban Renewal Plan entitled "Land Use Provisions and Building Requirements for Specific Re-Use Parcels" are hereby modified as follows:

(a) The first and second sentences of subsection A.1., "Permitted Uses," are hereby deleted and the following inserted in place thereof: "This parcel shall be devoted to private, public or semi-public uses, which uses shall include parking, general office and general business uses. Principal uses may be public parking and general office."

(b) Subparagraphs 1 and 3 of Subsection B of the requirements for said Parcel 4 are hereby deleted and the following inserted in place thereof:

"1. Floor Area Ratio: not to exceed eight."

"3. Height: not more than 110.0' nor less than 35.0' above elevation 34.0'."

(c) Subsection B of the requirements for Parcel 4 are hereby further amended by adding thereto the following subparagraph: "8. Loading Bays: two loading bays shall be provided."

2. That Map B, PROPOSED LAND USE, attached to and incorporated by reference in the Government Center Urban Renewal Plan, is hereby amended by changing the use designation for Parcel 4 from Public Buildings to Alternative Uses.

3. That Chapter VI of the Government Center Urban Renewal Plan is hereby amended by adding the following Section :

"603. Specific Districts Parcel 4 shall be rezoned as an Urban Renewal Area Overlay District in accordance with Section 3-1A of the Boston Zoning Code, resulting in a zoning designation for Parcel 4 of B-8-U."

4. That the Boston Redevelopment Authority hereby approves the proposed zoning change to B-8-U for Parcel 4; and hereby authorizes

the Director to petition the Zoning Commission of the City of Boston to establish the B-8-U zone as shown on the attached map.

5. That these modifications are found to be minor modifications which do not substantially or materially alter or change said Plan.

6. That it is hereby found and determined that the minor modifications of the Plan as set forth herein will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid and minimize damage to the environment.

7. That all other provisions of said Plan not inconsistent herewith be and hereby are continued in full force and effect.

8. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan in accordance with the provisions of the Urban Renewal Handbook RHM 7207.1.

MEMORANDUM

NOVEMBER 10, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: GOVERNMENT CENTER PROJECT, MASS. R-35, PROCLAIMER
OF MINOR MODIFICATION TO THE URBAN RENEWAL PLAN

On August 11, 1983, the Authority voted to recommend to the City of Boston, acting by and through its Public Facilities Commission, to tentatively designate Richard H. Rubin Companies as redeveloper of the Government Center garage facility. Subsequent to the Authority's tentative designation, the City's Real Property Board, Public Facilities Commission, City Council, and Mayor have given initial approval to the sale of the Government Center garage. Final designation must still be approved by the Authority.

The development, as approved by the Authority in August, has always contemplated the necessity of a minor modification of the Government Center Urban Renewal Plan in order to carry out the air rights development. The redevelopment remains the same as earlier approved and will result in an additional 21,000 square feet of retail space and two stories of office space development on the present roof of the garage. This office development necessitates an increase in height of approximately 33 feet resulting in a new Urban Renewal Plan height limitation of 110 feet above elevation 34.0 feet. This Plan change is also necessary to provide for the retail element the Authority now desires that was not contemplated when the City originally built the garage and which we think is necessary to bring some life and vitality at the pedestrian streetscape level.

In the opinion of the General Counsel, such proposed modifications are minor and do not substantially or materially alter or change the Plan.

It is, therefore, recommended that the Authority adopt the attached Resolution modifying the Government Center Urban Renewal Plan and authorize the Director to proclaim the same.

An appropriate Resolution is attached.

Attachment: